

**MEETING OF THE  
HISTORIC DISTRICT COMMISSION  
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**January 7, 2015  
to be reconvened on January 14, 2015**

*Due to the length of the agenda, Approval of Minutes, Old Business, Public Hearings on applications #1 through #9 and Work Sessions A and B will be heard on Wednesday, January 7, 2015 at 6:30 p.m. in the Eileen Dondero Foley Council Chambers. Public Hearing on applications #10 and #11 and Work Sessions C through I will be heard on Wednesday, January 14, 2015 at 6:30 p.m. in the Eileen Dondero Foley Council Chambers.*

**REVISED AGENDA (01-07-15)**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. ELECTION OF OFFICERS**

- A. Chairman
- B. Vice Chairman

**II. APPROVAL OF MINUTES**

- 1. December 3, 2014

**III. PUBLIC HEARING (OLD BUSINESS)**

A. Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace roof, windows, siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within the Central Business A and Historic Districts. *(This item was continued from the December meeting).*

**IV. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

1. Petition of **Peter H. Jarvis and Sons, LLC and Simeon P. Jarvis Revocable Trust 1999**, owners, for property located at **1 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (relocate and replace signage lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 14 and lies within the CD5, Historic, and Downtown Overlay Districts.

2. Petition of **Eric G. Gustafson Revocable Trust**, owner, for property located at **145-147 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (install outside condensing unit) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 127 as Lot 3 and lies within the CD4-L and Historic Districts.
3. Petition of **30 Maplewood, LLC**, owner, of property located at **30 Maplewood Avenue**, wherein permission is requested to amend previous approval (lighting manufacturer, awning dimensions, vent and rail designs) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 125 as Lot 2 and lies within the CD4 and the Historic Districts.
4. Petition of **10 State Street, LLC**, owner of property located at **10 State Street**, wherein permission is requested to amend previous approval (add windows inadvertently removed at a previous work session) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 105 as Lot 4 and lies within the CD4 and Historic Districts.

## V. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

5. Petition of **Timothy J. Andrews and Sarah Ann Raboin**, owners, for property located at **647 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (add window, restore windows, replace decking, add shutters) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 148 as Lot 31 and lies within the GRA and Historic Districts.
6. Petition of **Robert and Charlotte Holster**, owners, for property located at **46 Livermore Street**, wherein permission is requested to allow renovations to an existing structure (new exterior stairs, condenser, change roofing material, change window & door manufacturer, add generator) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 109 as Lot 21 and lies within the GRB and Historic Districts.
7. Petition of **John Breneman**, owner of property located at **11 Market Street, #3**, wherein permission is requested to allow renovations to existing structure (add dormer, deck to 3<sup>rd</sup> floor addition) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 106 as Lot 13-3 and lies within the CD5 and Historic Districts.
8. Petition of **Edward Benway**, owner of property located at **303 Islington Street**, wherein permission is requested to allow renovations to an existing structure (dormers, side roofs, balconies, 2<sup>nd</sup> floor addition) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 144 as Lot 11 and lies within the GRC and the Historic Districts.
9. Petition of **Katie and Jason Jenkins**, owners of property located at **35 Mark Street**, wherein permission is requested to allow renovations to an existing structure (dormers on Mark St elevation) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 116 as Lot 50 and lies within the CD4-L and the Historic Districts.

## VI. WORK SESSIONS

A. Work Session requested by **Katie and Jason Jenkins** owners, property located at **35 Mark Street**, wherein permission is requested to allow new construction to an existing structure (to remove porch, roofing, increase ridge, construct new 1 story addition, replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 50 and lies within CD4-L and Historic Districts.

B. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic Districts. *(This item was continued from the December meeting).*

**THE FOLLOWING WILL BE HEARD ON WEDNESDAY, JANUARY 14, 2015 AT 6:30 P.M.**

## VII. PUBLIC HEARINGS (REGULAR AGENDA ITEMS (continued))

10. Petition of **29-41 Congress Street, LLC**, owner, for property located at **41 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install 16" x 24" duct for restaurant hood) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within the CD5, Historic, and Downtown Overlay Districts.

11. Petition of **Dale and Sharyn Smith**, owners of property at **275 Islington Street**, wherein permission is requested for demolition (existing commercial structure) and for new free standing structures (construction of 14 residential units in 5 separate buildings including the renovation of an existing structure (wood framed single family home) as per plans on file in the Planning Department. Said property is shown as Assessor Plan 144 as Lot 8 and lies within the CBB and the Historic Districts.

## VIII. WORK SESSIONS (continued)

C. Work Session requested by **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct second story addition, window relocations on first floor of north, south, and west facades) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts. *(This item was continued from the December meeting.)*

D. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. *(This item was continued from the December meeting.)*

E. Work Session requested by **Peter Cass and Mara Witzling**, owners, for property located at **33 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (room additions and windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 38 and lies within GRB and Historic Districts.

F. Work Session requested by **Ronald C.J. Cogswell**, owner, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts.

G. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was continued from the November meeting.)*

H. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building containing hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued from the December meeting.)*

I. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 1/2 to 5 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued to the December meeting. The applicant has asked to postpone to the February 2015 meeting.)*

## IX. ADJOURNMENT

NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7270, one week prior to the meeting.